

<b>Zoning Standards</b>	<b>Broward County RS-3</b>	<b>Notes</b>	<b>Fort Lauderdale RS-4.4</b>	<b>Notes</b>
Minimum Lot Area	10,000 sq. ft.		10,000 sq.ft	
Minimum Lot Width (feet)	60 ft.		75 ft.	*100 ft. when abutting a waterway on any side
Front (feet) Setback	25 ft.		25 ft.	Coral Isles--15 ft. Nurmi Isles--20 ft. Pelican Isles--20 ft.
Side (feet) Setback	7.5 ft.	*15 ft. for street side yard	a) 10 ft. up to 22 ft. in height b) 25 ft. when abutting a waterway.	Where a building exceeds 22 ft. in height that portion of the building shall be set back an additional 1 foot per foot of building height above 22 ft.
Rear (feet) Setback	15 ft.		a) 15 ft.  b) 25 ft. when abutting a waterway	
Corner (feet) Setback	15 ft.		- 25% of lot width but not greater than 25 ft. - 25 ft. when abutting a waterway	
Minimum Floor Area	800 sq. ft.		1,250 sq. ft.	
Maximum Floor Area Ratio			- 75% - lot size <=10,000 sq.ft. - 75% - lot size between 10,001 – 15,000 sq.ft. - 60% - lot size >15,000 sq. ft.	
Maximum Lot Coverage (percent)	40%		- 50% - lot size <=10,000 sq.ft. - 45% - lot size between 10,001 -15,000 sq.ft. 40% - lot size >15,000 sq. ft.	
Maximum Height	2 stories 10 feet / story		35 ft.	

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